Plan Requirements for New Construction of Garage Conversions for 2010 Residential Code of New York State

Provide 3 sets of plans showing compliance with NEW YORK STATE RESIDENTIAL CODE & TOWN OF SMITHTOWN ZONING REGULATIONS

Plans shall include the following:

- Floor plans shall include all room dimensions including ceiling height to finished ceiling and any ceiling projections
- Floor plans must show location and the use of each room
- Section and elevation drawings indicating construction type and materials
- Water tight construction and footing required for enclosing opening at garage door
- All sleeping rooms require an emergency escape opening.
- Indicate natural light and ventilation compliance or mechanical ventilation and artificial illumination.
- All dimensional lumber in contact with concrete must be pressure treated or protected from contact with concrete by an approved method. I.E. Sill Seal
- Wood joists or the bottom of a wood structural floor closer than 18 inches must be constructed of decay-resistant material. I.E. Pressure treated lumber
- Under-floor ventilation
- All bathrooms must have exhaust fan directly vented to outside or a operable window located in bathroom
- Smoke detector and carbon monoxide detector
- Type of heating
- Energy code compliance. I.E. Rescheck
- Plumbing rough plan if applicable

Note: The items listed on this sheet are common deficiencies noted during garage conversion plan reviews and are not intended to list <u>all</u> code. For all code requirements see the New York State Residential Code and your design professional.